HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa*

CANADA MORTGAGE AND HOUSING CORPORATION

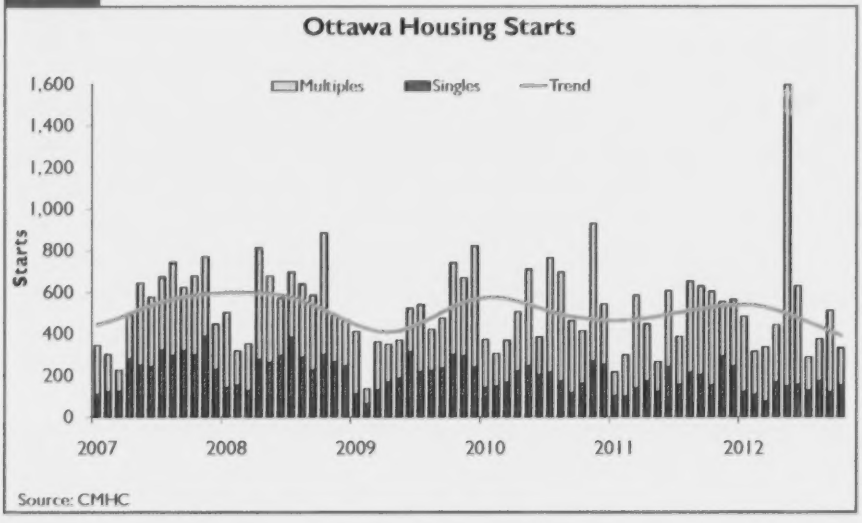
Date Released: November 2012

Ottawa housing starts moderate in October

According to the latest data released by Canada Mortgage and Housing Corporation (CMHC), housing starts in the Ottawa Census Metropolitan Area (CMA) totalled 307 units in October down from 602 units started a year ago this time. Year-to-date starts figures post a robust 12.8 per cent increase when compared to last year.

In October, housing starts moderated largely due to the expected slowdown in apartment construction. This latest activity is a reversal from the strength observed earlier this year, but does not constitute a change in the underlying trend, which still remains largely consistent with CMHC's forecast for higher share of more affordable multi-dwelling construction.

Figure 1



*Ontario part of Ottawa-Gatineau CMA

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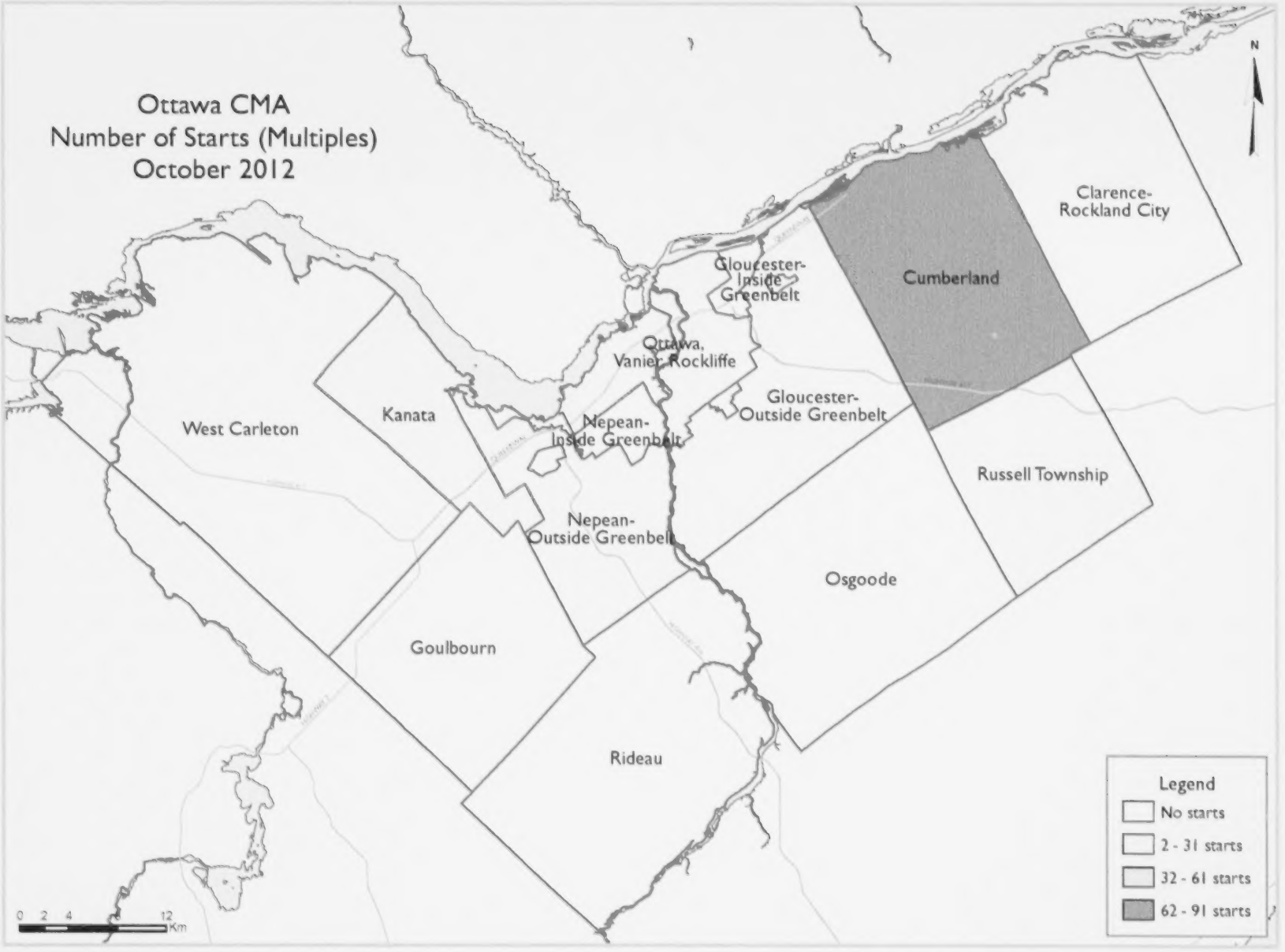
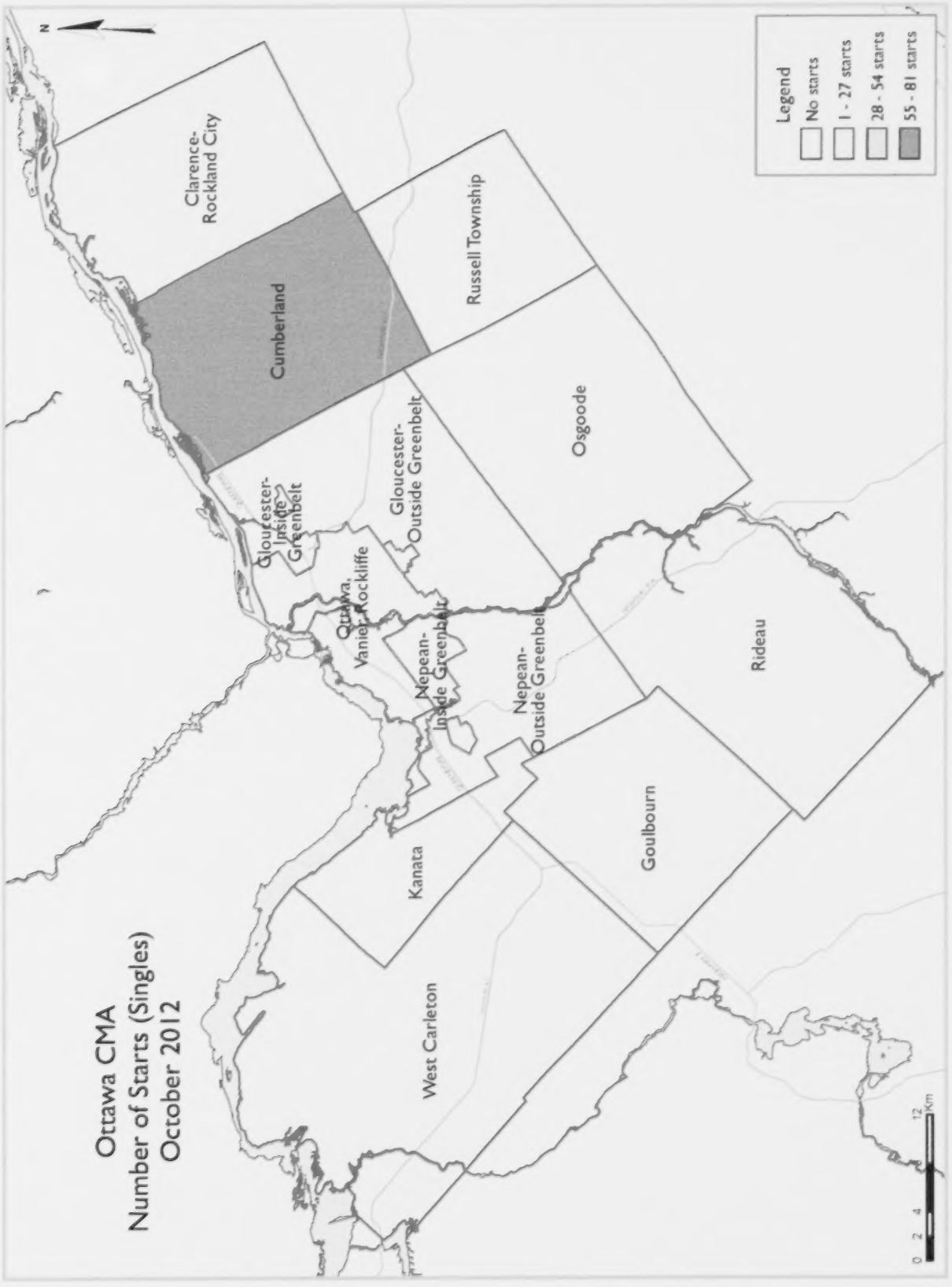
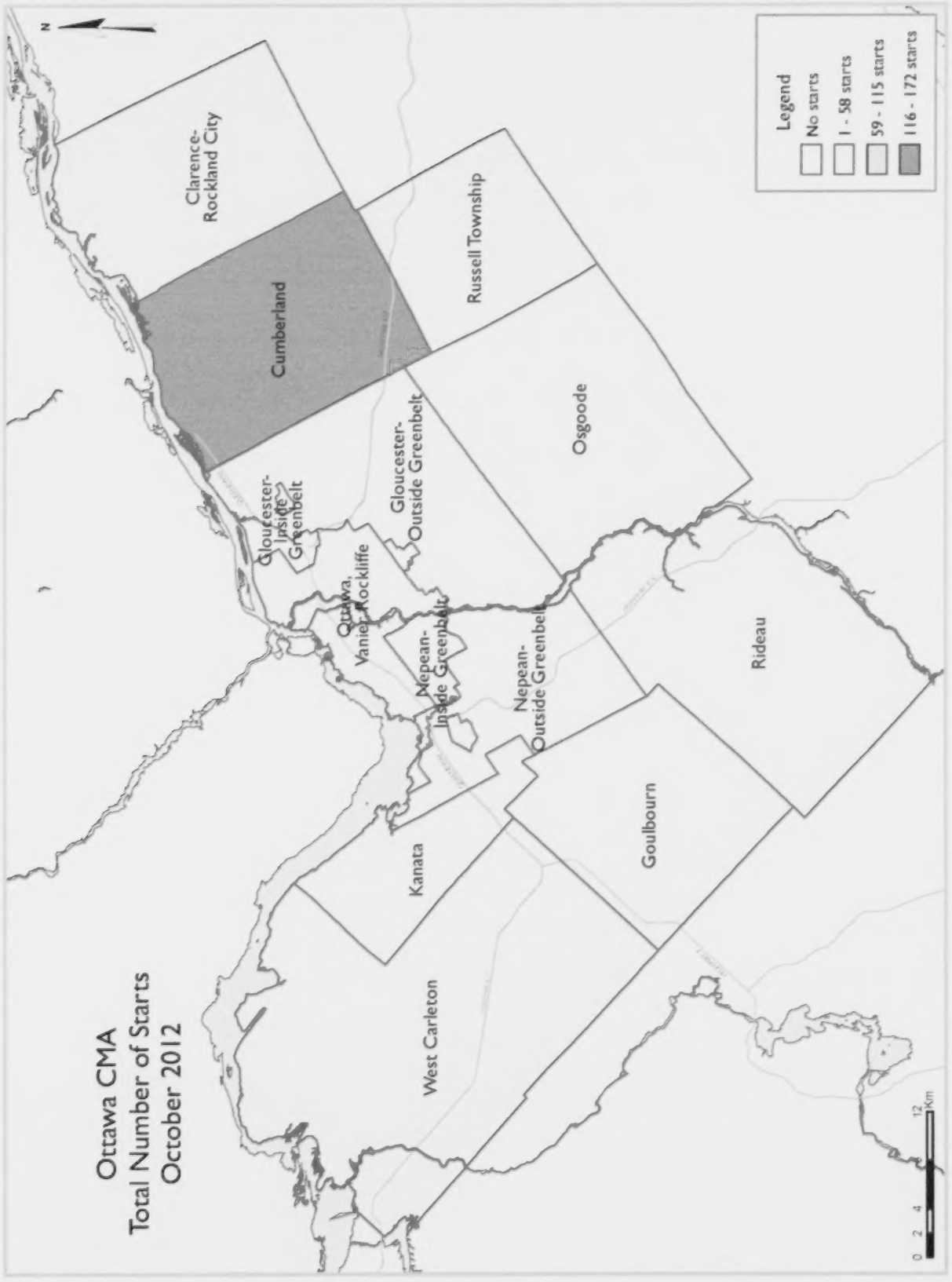
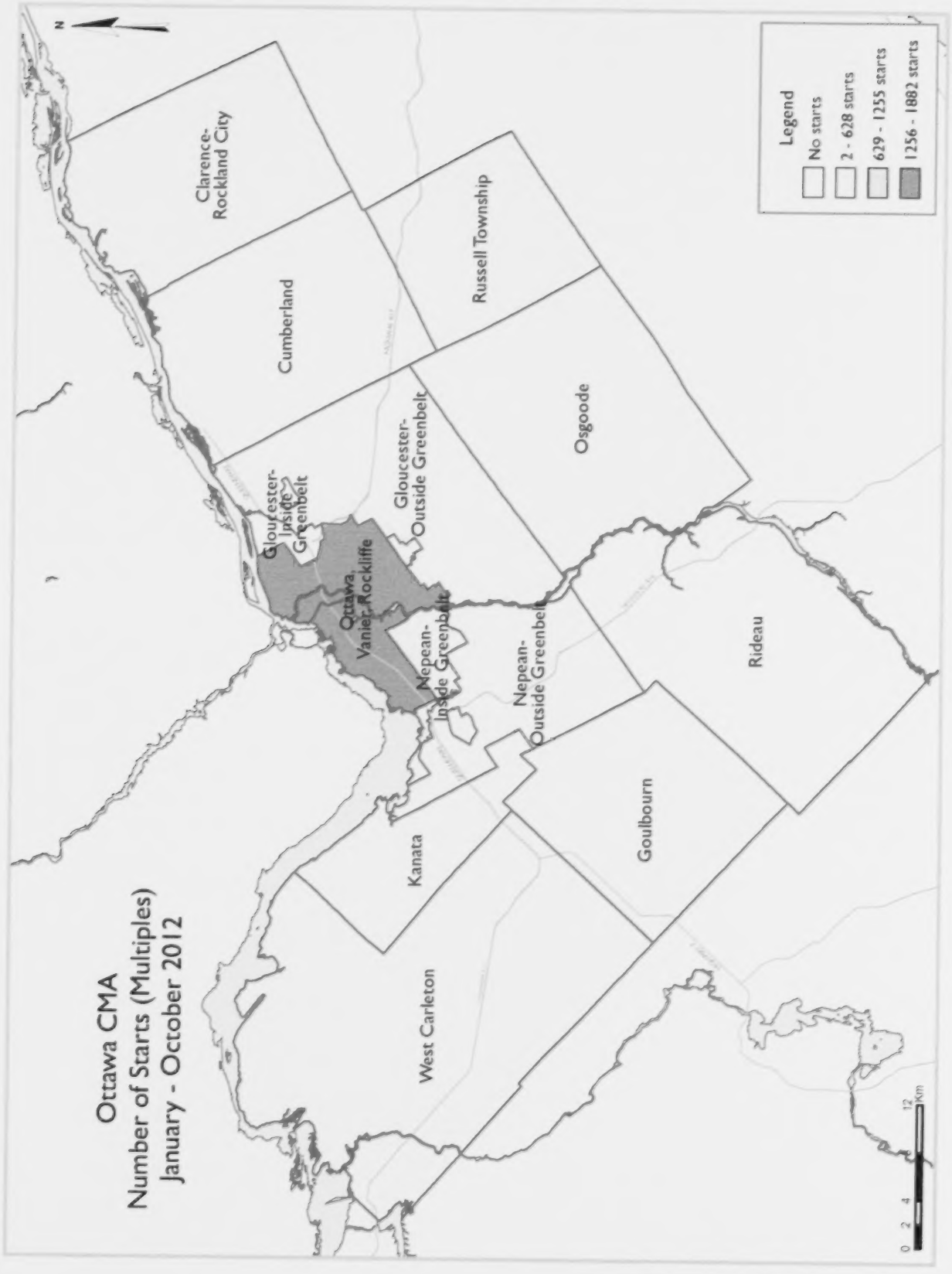
The year-to-date pace for high-rise starts is the highest on record clearly reflecting the mid-year boost to apartment construction. On the other hand, low-rise starts came in at their lowest level since 1996. As of October 31, low-rise construction is 20 per cent behind last year.

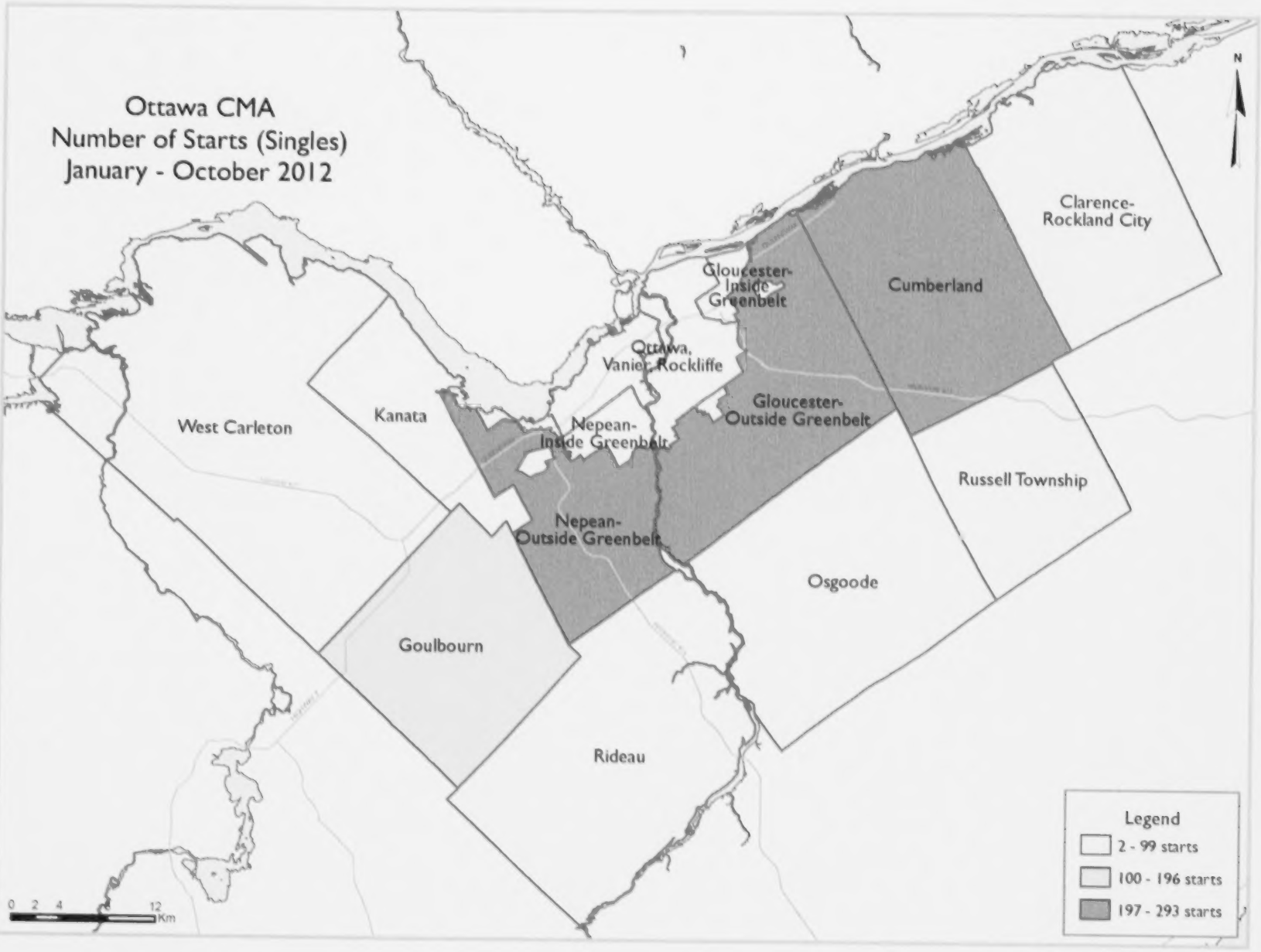
Cumberland captured over half of all housing construction in Ottawa this month. Activity in this region was almost evenly split between single-detached dwellings at 81 units and multiple dwellings at 91 units. This is Cumberland's highest monthly activity since December 2009; nevertheless, year-to-date, it is over 15 per cent behind last year's numbers. Conversely, Kanata, Gloucester, Old Ottawa city and Russell are facing construction intensification in the first 10 months of this year.

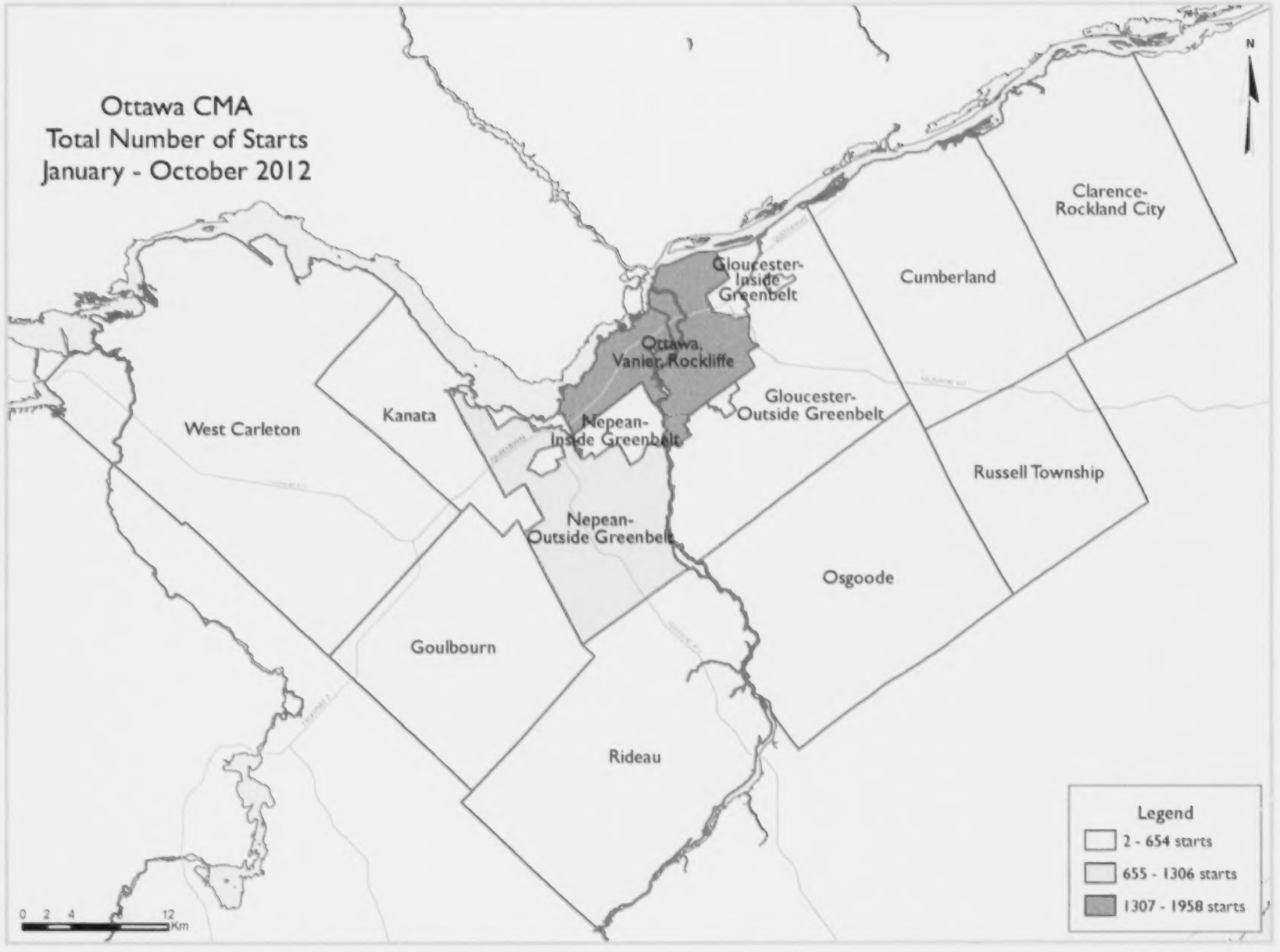

Ottawa CMA
Number of Starts (Multiples)
October 2012
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier,Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
0 2 4 12
Km
Legend
No starts
2 - 31 starts
32 - 61 starts
62 - 91 starts


Ottawa CMA
Number of Starts (Singles)
October 2012
N
Legend
No starts
1 - 27 starts
28 - 54 starts
55 - 81 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Nepean-Outside Greenbelt
Nepean-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
October 2012
N
Legend
No starts
1 - 58 starts
59 - 115 starts
116 - 172 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Nepean-Outside Greenbelt
Nepean-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
0 2 4 12 Km


Ottawa CMA
Number of Starts (Multiples)
January - October 2012
N
Legend
No starts
2 - 628 starts
629 - 1255 starts
1256 - 1882 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockcliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Number of Starts (Singles)
January - October 2012
N
West Carleton
Kanata
Goulbourn
Rideau
Osgoode
Russell Township
Clarence-Rockland City
Cumberland
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
0 2 4 8 12 Km
Legend
2 - 99 starts
100 - 196 starts
197 - 293 starts


Ottawa CMA
Total Number of Starts
January - October 2012
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
0 2 4 8 12
Km
Legend
2 - 654 starts
655 - 1306 starts
1307 - 1958 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
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Available in SELECTED Reports:

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1.2	History of Housing Activity (once a year)
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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion) October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2012	150	36	57	0	0	56	8	0	307
October 2011	153	38	88	0	0	320	0	3	602
% Change	-2.0	-5.3	-35.2	n/a	n/a	-82.5	n/a	-100.0	-49.0
Year-to-date 2012	1,341	208	1,085	0	7	2,201	28	408	5,278
Year-to-date 2011	1,602	308	1,456	0	0	1,221	1	85	4,678
% Change	-16.3	-32.5	-25.5	n/a	n/a	80.3	**	**	12.8
UNDER CONSTRUCTION									
October 2012	1,045	184	1,033	0	0	2,992	31	376	5,661
October 2011	1,023	192	1,299	0	0	2,056	8	313	4,891
% Change	2.2	-4.2	-20.5	n/a	n/a	45.5	**	20.1	15.7
COMPLETIONS									
October 2012	189	14	173	0	0	126	0	37	539
October 2011	137	42	103	0	0	0	0	3	285
% Change	38.0	-66.7	68.0	n/a	n/a	n/a	n/a	**	89.1
Year-to-date 2012	1,495	202	1,306	0	0	1,086	11	439	4,539
Year-to-date 2011	1,750	306	1,529	0	19	1,136	6	133	4,879
% Change	-14.6	-34.0	-14.6	n/a	-100.0	-4.4	83.3	**	-7.0
COMPLETED & NOT ABSORBED									
October 2012	62	38	93	0	1	153	3	65	415
October 2011	34	26	60	0	2	111	4	83	320
% Change	82.4	46.2	55.0	n/a	-50.0	37.8	-25.0	-21.7	29.7
ABSORBED									
October 2012	184	18	191	0	1	96	0	40	530
October 2011	136	40	112	0	0	81	0	3	372
% Change	35.3	-55.0	70.5	n/a	n/a	18.5	n/a	**	42.5
Year-to-date 2012	1,467	196	1,306	0	3	1,057	10	276	4,315
Year-to-date 2011	1,748	304	1,558	0	26	1,154	3	90	4,883
% Change	-16.1	-35.5	-16.2	n/a	-88.5	-8.4	**	**	-11.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
October 2012	130	32	57	0	0	56	8	0	283
October 2011	151	38	88	0	0	304	0	3	584
Ottawa, Vanier, Rockcliffe									
October 2012	6	14	3	0	0	0	8	0	31
October 2011	8	10	6	0	0	197	0	3	224
Nepean inside greenbelt									
October 2012	5	0	0	0	0	0	0	0	5
October 2011	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
October 2012	5	6	4	0	0	0	0	0	15
October 2011	54	16	0	0	0	71	0	0	141
Gloucester inside greenbelt									
October 2012	0	0	0	0	0	0	0	0	0
October 2011	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
October 2012	1	2	0	0	0	0	0	0	3
October 2011	9	6	4	0	0	0	0	0	19
Kanata									
October 2012	6	8	17	0	0	0	0	0	31
October 2011	9	6	40	0	0	0	0	0	55
Cumberland									
October 2012	81	2	33	0	0	56	0	0	172
October 2011	12	0	14	0	0	24	0	0	50
Goulbourn									
October 2012	10	0	0	0	0	0	0	0	10
October 2011	34	0	20	0	0	12	0	0	66
West Carleton									
October 2012	8	0	0	0	0	0	0	0	8
October 2011	14	0	0	0	0	0	0	0	14
Rideau									
October 2012	1	0	0	0	0	0	0	0	1
October 2011	3	0	0	0	0	0	0	0	3
Osgoode									
October 2012	7	0	0	0	0	0	0	0	7
October 2011	8	0	4	0	0	0	0	0	12
Clarence-Rockland City									
October 2012	9	0	0	0	0	0	0	0	9
October 2011	2	0	0	0	0	16	0	0	18
Russell Township									
October 2012	11	4	0	0	0	0	0	0	15
October 2011	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
October 2012	150	36	57	0	0	56	8	0	307
October 2011	153	38	88	0	0	320	0	3	602

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
October 2012	956	176	1,033	0	0	2,914	31	372	5,482
October 2011	925	184	1,283	0	0	2,028	5	309	4,734
Ottawa, Vanier, Rockcliffe									
October 2012	74	68	42	0	0	2,075	27	46	2,332
October 2011	70	64	61	0	0	1,199	0	94	1,488
Nepean inside greenbelt									
October 2012	21	0	7	0	0	16	0	124	168
October 2011	9	0	80	0	0	24	0	69	182
Nepean outside greenbelt									
October 2012	210	40	315	0	0	422	0	0	987
October 2011	279	64	323	0	0	532	0	0	1,198
Gloucester inside greenbelt									
October 2012	3	0	19	0	0	44	0	0	66
October 2011	6	0	17	0	0	0	5	0	28
Gloucester outside greenbelt									
October 2012	167	20	201	0	0	66	0	28	482
October 2011	43	18	130	0	0	66	0	0	257
Kanata									
October 2012	57	32	284	0	0	52	0	152	577
October 2011	102	30	354	0	0	26	0	146	658
Cumberland									
October 2012	186	12	152	0	0	189	0	0	539
October 2011	134	6	135	0	0	117	0	0	392
Goulbourn									
October 2012	79	0	6	0	0	50	0	20	155
October 2011	131	0	101	0	0	64	0	0	296
West Carleton									
October 2012	71	4	0	0	0	0	2	2	79
October 2011	83	2	20	0	0	0	0	0	105
Rideau									
October 2012	17	0	0	0	0	0	0	0	17
October 2011	20	0	0	0	0	0	0	0	20
Osgoode									
October 2012	71	0	7	0	0	0	2	0	80
October 2011	48	0	62	0	0	0	0	0	110
Clarence-Rockland City									
October 2012	77	0	0	0	0	32	0	0	109
October 2011	88	6	16	0	0	28	3	0	141
Russell Township									
October 2012	12	8	0	0	0	46	0	4	70
October 2011	10	2	0	0	0	0	0	4	16
Ottawa-Gatineau CMA (Ontario portion)									
October 2012	1,045	184	1,033	0	0	2,992	31	376	5,661
October 2011	1,023	192	1,299	0	0	2,056	8	313	4,891

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
October 2012	158	14	165	0	0	116	0	37	490
October 2011	111	36	103	0	0	0	0	3	253
Ottawa, Vanier, Rockcliffe									
October 2012	5	2	0	0	0	0	0	37	44
October 2011	6	10	0	0	0	0	0	3	19
Nepean inside greenbelt									
October 2012	1	0	0	0	0	0	0	0	1
October 2011	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
October 2012	59	0	78	0	0	116	0	0	253
October 2011	14	0	21	0	0	0	0	0	35
Gloucester inside greenbelt									
October 2012	0	0	0	0	0	0	0	0	0
October 2011	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
October 2012	35	10	10	0	0	0	0	0	55
October 2011	7	16	9	0	0	0	0	0	32
Kanata									
October 2012	5	0	20	0	0	0	0	0	25
October 2011	5	0	14	0	0	0	0	0	19
Cumberland									
October 2012	8	0	19	0	0	0	0	0	27
October 2011	41	10	59	0	0	0	0	0	110
Goulbourn									
October 2012	36	2	0	0	0	0	0	0	38
October 2011	20	0	0	0	0	0	0	0	20
West Carleton									
October 2012	2	0	4	0	0	0	0	0	6
October 2011	4	0	0	0	0	0	0	0	4
Rideau									
October 2012	0	0	0	0	0	0	0	0	0
October 2011	6	0	0	0	0	0	0	0	6
Osgoode									
October 2012	7	0	34	0	0	0	0	0	41
October 2011	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
October 2012	22	0	8	0	0	10	0	0	40
October 2011	19	0	0	0	0	0	0	0	19
Russell Township									
October 2012	9	0	0	0	0	0	0	0	9
October 2011	7	6	0	0	0	0	0	0	13
Ottawa-Gatineau CMA (Ontario portion)									
October 2012	189	14	173	0	0	126	0	37	539
October 2011	137	42	103	0	0	0	0	3	285

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
October 2012	58	38	93	0	1	153	3	61	407
October 2011	28	26	56	0	2	109	4	61	286
Ottawa, Vanier, Rockcliffe									
October 2012	26	20	5	0	1	38	2	30	122
October 2011	6	6	0	0	1	78	0	3	94
Nepean inside greenbelt									
October 2012	0	2	6	0	0	1	0	4	13
October 2011	0	3	0	0	0	0	0	4	7
Nepean outside greenbelt									
October 2012	6	7	19	0	0	76	1	0	109
October 2011	3	6	11	0	1	15	1	0	37
Gloucester inside greenbelt									
October 2012	1	0	0	0	0	1	0	0	2
October 2011	0	0	2	0	0	3	3	0	8
Gloucester outside greenbelt									
October 2012	2	3	20	0	0	1	0	0	26
October 2011	6	5	19	0	0	1	0	0	31
Kanata									
October 2012	1	4	15	0	0	2	0	26	48
October 2011	2	4	12	0	0	2	0	54	74
Cumberland									
October 2012	15	1	7	0	0	26	0	0	49
October 2011	6	1	3	0	0	7	0	0	17
Goulbourn									
October 2012	3	1	2	0	0	8	0	1	15
October 2011	2	1	8	0	0	3	0	0	14
West Carleton									
October 2012	2	0	8	0	0	0	0	0	10
October 2011	2	0	1	0	0	0	0	0	3
Rideau									
October 2012	0	0	0	0	0	0	0	0	0
October 2011	0	0	0	0	0	0	0	0	0
Osgoode									
October 2012	2	0	11	0	0	0	0	0	13
October 2011	1	0	0	0	0	0	0	0	1
Clarence-Rockland City									
October 2012	4	0	0	0	0	0	0	4	8
October 2011	5	0	4	0	0	0	0	22	31
Russell Township									
October 2012	0	0	0	0	0	0	0	0	0
October 2011	1	0	0	0	0	2	0	0	3
Ottawa-Gatineau CMA (Ontario portion)									
October 2012	62	38	93	0	1	153	3	65	415
October 2011	34	26	60	0	2	111	4	83	320

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
October 2012	153	18	183	0	1	85	0	38	478
October 2011	110	34	112	0	0	81	0	3	340
Ottawa, Vanier, Rockcliffe									
October 2012	3	0	0	0	0	0	0	18	21
October 2011	4	8	0	0	0	81	0	3	96
Nepean inside greenbelt									
October 2012	1	0	4	0	0	0	0	0	5
October 2011	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
October 2012	57	3	81	0	1	79	0	0	221
October 2011	14	0	16	0	0	0	0	0	30
Gloucester inside greenbelt									
October 2012	0	0	0	0	0	0	0	0	0
October 2011	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
October 2012	36	10	20	0	0	0	0	0	66
October 2011	8	16	17	0	0	0	0	0	41
Kanata									
October 2012	5	3	26	0	0	1	0	20	55
October 2011	5	0	14	0	0	0	0	0	19
Cumberland									
October 2012	6	0	17	0	0	0	0	0	23
October 2011	41	10	65	0	0	0	0	0	116
Goulbourn									
October 2012	36	2	3	0	0	5	0	0	46
October 2011	20	0	0	0	0	0	0	0	20
West Carleton									
October 2012	2	0	2	0	0	0	0	0	4
October 2011	4	0	0	0	0	0	0	0	4
Rideau									
October 2012	0	0	0	0	0	0	0	0	0
October 2011	6	0	0	0	0	0	0	0	6
Osgoode									
October 2012	7	0	30	0	0	0	0	0	37
October 2011	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
October 2012	22	0	8	0	0	10	0	2	42
October 2011	19	0	0	0	0	0	0	0	19
Russell Township									
October 2012	9	0	0	0	0	1	0	0	10
October 2011	7	6	0	0	0	0	0	0	13
Ottawa-Gatineau CMA (Ontario portion)									
October 2012	184	18	191	0	1	96	0	40	530
October 2011	136	40	112	0	0	81	0	3	372

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	% Change
Ottawa City	130	151	32	38	65	81	56	314	283	584	-51.5
Ottawa, Vanier, Rockcliffe	6	8	14	10	11	6	0	200	31	224	-86.2
Nepean inside greenbelt	5	0	0	0	0	0	0	0	5	0	n/a
Nepean outside greenbelt	5	54	6	16	4	0	0	71	15	141	-89.4
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	1	9	2	6	0	4	0	0	3	19	-84.2
Kanata	6	9	8	6	17	40	0	0	31	55	-43.6
Cumberland	81	12	2	0	33	14	56	24	172	50	**
Goulbourn	10	34	0	0	0	13	0	19	10	66	-84.8
West Carleton	8	14	0	0	0	0	0	0	8	14	-42.9
Rideau	1	3	0	0	0	0	0	0	1	3	-66.7
Osgoode	7	8	0	0	0	4	0	0	7	12	-41.7
Clarence-Rockland City	9	2	0	0	0	0	0	16	9	18	-50.0
Russell Township	11	0	4	0	0	0	0	0	15	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	150	153	36	38	65	81	56	330	307	602	-49.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Ottawa City	1,218	1,465	206	297	1,100	1,423	2,549	1,272	5,073	4,457	13.8
Ottawa, Vanier, Rockcliffe	76	80	64	91	53	64	1,765	637	1,958	872	124.5
Nepean inside greenbelt	22	11	0	0	7	52	124	8	153	71	115.5
Nepean outside greenbelt	293	405	46	84	308	318	199	415	846	1,222	-30.8
Gloucester inside greenbelt	2	6	0	0	0	11	0	0	2	17	-88.2
Gloucester outside greenbelt	230	185	40	74	274	230	56	12	600	501	19.8
Kanata	67	133	32	30	284	343	204	0	587	506	16.0
Cumberland	224	267	16	16	174	240	144	141	558	664	-16.0
Goulbourn	140	177	2	0	0	93	55	59	197	329	-40.1
West Carleton	70	101	4	2	0	10	2	0	76	113	-32.7
Rideau	17	34	0	0	0	0	0	0	17	34	-50.0
Osgoode	77	66	2	0	0	62	0	0	79	128	-38.3
Clarence-Rockland City	97	116	0	2	4	12	26	54	127	184	-31.0
Russell Township	26	21	6	10	0	0	46	6	78	37	110.8
Ottawa-Gatineau CMA (Ontario Portion)	1,341	1,602	212	309	1,104	1,435	2,621	1,332	5,278	4,678	12.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011
Ottawa City	57	81	8	0	56	311	0	3
Ottawa, Vanier, Rockcliffe	3	6	8	0	0	197	0	3
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	4	0	0	0	0	71	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	0	4	0	0	0	0	0	0
Kanata	17	40	0	0	0	0	0	0
Cumberland	33	14	0	0	56	24	0	0
Goulbourn	0	13	0	0	0	19	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	4	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	16	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	57	81	8	0	56	327	0	3

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	1,076	1,418	24	0	2,141	1,193	408	79
Ottawa, Vanier, Rockcliffe	29	64	24	0	1,683	558	82	79
Nepean inside greenbelt	7	52	0	0	0	8	124	0
Nepean outside greenbelt	308	318	0	0	199	415	0	0
Gloucester inside greenbelt	0	11	0	0	0	0	0	0
Gloucester outside greenbelt	274	230	0	0	28	12	28	0
Kanata	284	338	0	0	52	0	152	0
Cumberland	174	240	0	0	144	141	0	0
Goulbourn	0	93	0	0	35	59	20	0
West Carleton	0	10	0	0	0	0	2	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	62	0	0	0	0	0	0
Clarence-Rockland City	4	12	0	0	26	48	0	6
Russell Township	0	0	0	0	46	6	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,080	1,430	24	0	2,213	1,247	408	85

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011
Ottawa City	219	277	56	304	8	3	283	584
Ottawa, Vanier, Rockcliffe	23	24	0	197	8	3	31	224
Nepean inside greenbelt	5	0	0	0	0	0	5	0
Nepean outside greenbelt	15	70	0	71	0	0	15	141
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	3	19	0	0	0	0	3	19
Kanata	31	55	0	0	0	0	31	55
Cumberland	116	26	56	24	0	0	172	50
Goulbourn	10	54	0	12	0	0	10	66
West Carleton	8	14	0	0	0	0	8	14
Rideau	1	3	0	0	0	0	1	3
Osgoode	7	12	0	0	0	0	7	12
Clarence-Rockland City	9	2	0	16	0	0	9	18
Russell Township	15	0	0	0	0	0	15	0
Ottawa-Gatineau CMA (Ontario Portion)	243	279	56	320	8	3	307	602

Table 2.5: Starts by Submarket and by Intended Market
January - October 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	2,501	3,205	2,136	1,167	436	80	5,073	4,457
Ottawa, Vanier, Rockcliffe	162	237	1,690	555	106	80	1,958	872
Nepean inside greenbelt	29	63	0	8	124	0	153	71
Nepean outside greenbelt	647	823	199	399	0	0	846	1,222
Gloucester inside greenbelt	2	17	0	0	0	0	2	17
Gloucester outside greenbelt	544	489	28	12	28	0	600	501
Kanata	383	501	52	0	152	0	587	506
Cumberland	426	523	132	141	0	0	558	664
Goulbourn	142	277	35	52	20	0	197	329
West Carleton	72	113	0	0	4	0	76	113
Rideau	17	34	0	0	0	0	17	34
Osgoode	77	128	0	0	2	0	79	128
Clarence-Rockland City	101	130	26	48	0	6	127	184
Russell Township	32	31	46	6	0	0	78	37
Ottawa-Gatineau CMA (Ontario Portion)	2,634	3,366	2,208	1,221	436	86	5,278	4,678

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2012

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	% Change
Ottawa City	158	111	14	36	165	103	153	3	490	253	93.7
Ottawa, Vanier, Rockcliffe	5	6	2	10	0	0	37	3	44	19	131.6
Nepean inside greenbelt	1	0	0	0	0	0	0	0	1	0	n/a
Nepean outside greenbelt	59	14	0	0	78	21	116	0	253	35	**
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	35	7	10	16	10	9	0	0	55	32	71.9
Kanata	5	5	0	0	20	14	0	0	25	19	31.6
Cumberland	8	41	0	10	19	59	0	0	27	110	-75.5
Goulbourn	36	20	2	0	0	0	0	0	38	20	90.0
West Carleton	2	4	0	0	4	0	0	0	6	4	50.0
Rideau	0	6	0	0	0	0	0	0	0	6	-100.0
Osgoode	7	8	0	0	34	0	0	0	41	8	**
Clarence-Rockland City	22	19	0	0	8	0	10	0	40	19	110.5
Russell Township	9	7	0	6	0	0	0	0	9	13	-30.8
Ottawa-Gatineau CMA (Ontario Portion)	189	137	14	42	173	103	163	3	539	285	89.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2012

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Ottawa City	1,359	1,587	204	295	1,286	1,537	1,501	1,180	4,350	4,599	-5.4
Ottawa, Vanier, Rockcliffe	88	79	60	89	27	46	831	749	1,006	963	4.5
Nepean inside greenbelt	14	19	2	10	55	0	69	0	140	29	**
Nepean outside greenbelt	376	376	56	76	300	370	267	148	999	970	3.0
Gloucester inside greenbelt	4	16	0	2	12	11	0	0	16	29	-44.8
Gloucester outside greenbelt	143	243	40	74	209	289	46	48	438	654	-33.0
Kanata	93	169	38	8	296	399	156	30	583	606	-3.8
Cumberland	230	261	4	18	223	311	88	193	545	783	-30.4
Goulbourn	262	199	2	16	58	111	44	12	366	338	8.3
West Carleton	73	86	2	0	17	0	0	0	92	86	7.0
Rideau	23	36	0	0	0	0	0	0	23	36	-36.1
Osgoode	53	103	0	2	89	0	0	0	142	105	35.2
Clarence-Rockland City	102	138	4	4	23	14	24	80	153	236	-35.2
Russell Township	34	25	2	10	0	0	0	9	36	44	-18.2
Ottawa-Gatineau CMA (Ontario Portion)	1,495	1,750	210	309	1,309	1,551	1,525	1,269	4,539	4,879	-7.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011
Ottawa City	165	103	0	0	116	0	37	3
Ottawa, Vanier, Rockcliffe	0	0	0	0	0	0	37	3
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	78	21	0	0	116	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	10	9	0	0	0	0	0	0
Kanata	20	14	0	0	0	0	0	0
Cumberland	19	59	0	0	0	0	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	4	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	34	0	0	0	0	0	0	0
Clarence-Rockland City	8	0	0	0	10	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	173	103	0	0	126	0	37	3

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	1,286	1,534	0	3	1,064	1,097	437	83
Ottawa, Vanier, Rockcliffe	27	46	0	0	617	666	214	83
Nepean inside greenbelt	55	0	0	0	0	0	69	0
Nepean outside greenbelt	300	370	0	0	267	148	0	0
Gloucester inside greenbelt	12	8	0	3	0	0	0	0
Gloucester outside greenbelt	209	289	0	0	46	48	0	0
Kanata	296	399	0	0	10	30	146	0
Cumberland	223	311	0	0	88	193	0	0
Goulbourn	58	111	0	0	36	12	8	0
West Carleton	17	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	89	0	0	0	0	0	0	0
Clarence-Rockland City	20	14	3	0	22	30	2	50
Russell Township	0	0	0	0	0	9	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,306	1,548	3	3	1,086	1,136	439	133

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011
Ottawa City	337	250	116	0	37	3	490	253
Ottawa, Vanier, Rockcliffe	7	16	0	0	37	3	44	19
Nepean inside greenbelt	1	0	0	0	0	0	1	0
Nepean outside greenbelt	137	35	116	0	0	0	253	35
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	55	32	0	0	0	0	55	32
Kanata	25	19	0	0	0	0	25	19
Cumberland	27	110	0	0	0	0	27	110
Goulbourn	38	20	0	0	0	0	38	20
West Carleton	6	4	0	0	0	0	6	4
Rideau	0	6	0	0	0	0	0	6
Osgoode	41	8	0	0	0	0	41	8
Clarence-Rockland City	30	19	10	0	0	0	40	19
Russell Township	9	13	0	0	0	0	9	13
Ottawa-Gatineau CMA (Ontario Portion)	376	282	126	0	37	3	539	285

Table 3.5: Completions by Submarket and by Intended Market
January - October 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	2,841	3,394	1,064	1,116	445	89	4,350	4,599
Ottawa, Vanier, Rockcliffe	171	200	617	677	218	86	1,006	963
Nepean inside greenbelt	69	29	0	0	71	0	140	29
Nepean outside greenbelt	732	822	267	148	0	0	999	970
Gloucester inside greenbelt	16	26	0	0	0	3	16	29
Gloucester outside greenbelt	392	606	46	48	0	0	438	654
Kanata	425	576	10	30	148	0	583	606
Cumberland	457	582	88	201	0	0	545	783
Goulbourn	322	326	36	12	8	0	366	338
West Carleton	92	86	0	0	0	0	92	86
Rideau	23	36	0	0	0	0	23	36
Osgoode	142	105	0	0	0	0	142	105
Clarence-Rockland City	126	156	22	30	5	50	153	236
Russell Township	36	35	0	9	0	0	36	44
Ottawa-Gatineau CMA (Ontario Portion)	3,003	3,585	1,086	1,155	450	139	4,539	4,879

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
October 2012	2	1.4	18	12.9	19	13.6	55	39.3	46	32.9	140	464,195	486,992
October 2011	1	1.1	8	8.4	26	27.4	37	38.9	23	24.2	95	441,500	482,214
Year-to-date 2012	7	0.6	176	15.3	187	16.2	343	29.8	438	38.1	1,151	468,900	494,715
Year-to-date 2011	3	0.2	110	8.4	263	20.1	506	38.6	429	32.7	1,311	465,390	493,888
Ottawa, Vanier, Rockcliffe													
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2011	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2012	1	1.9	0	0.0	0	0.0	4	7.4	49	90.7	54	749,450	772,781
Year-to-date 2011	1	1.6	2	3.3	0	0.0	8	13.1	50	82.0	61	728,000	750,323
Nepean inside greenbelt													
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Nepean outside greenbelt													
October 2012	2	3.6	7	12.5	7	12.5	23	41.1	17	30.4	56	437,000	453,929
October 2011	0	0.0	2	14.3	8	57.1	2	14.3	2	14.3	14	390,650	415,884
Year-to-date 2012	5	1.4	63	17.6	49	13.7	111	31.1	129	36.1	357	467,900	471,784
Year-to-date 2011	0	0.0	53	14.4	75	20.3	135	36.6	106	28.7	369	473,990	468,040
Gloucester inside greenbelt													
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	--	--
Gloucester outside greenbelt													
October 2012	0	0.0	0	0.0	1	2.8	18	50.0	17	47.2	36	482,400	511,650
October 2011	0	0.0	0	0.0	5	71.4	1	14.3	1	14.3	7	--	--
Year-to-date 2012	1	0.7	0	0.0	3	2.2	56	40.9	77	56.2	137	511,900	516,343
Year-to-date 2011	0	0.0	18	8.1	33	14.9	99	44.6	72	32.4	222	466,900	484,345
Kanata													
October 2012	0	0.0	0	0.0	2	40.0	1	20.0	2	40.0	5	--	--
October 2011	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	--	--
Year-to-date 2012	0	0.0	4	5.1	13	16.5	27	34.2	35	44.3	79	476,000	519,948
Year-to-date 2011	0	0.0	4	2.4	30	18.3	52	31.7	78	47.6	164	484,900	508,770
Cumberland													
October 2012	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	4	--	--
October 2011	0	0.0	5	12.2	12	29.3	24	58.5	0	0.0	41	433,900	421,733
Year-to-date 2012	0	0.0	60	27.5	60	27.5	73	33.5	25	11.5	218	414,150	426,566
Year-to-date 2011	1	0.4	26	10.5	81	32.8	121	49.0	18	7.3	247	430,400	431,578
Goulbourn													
October 2012	0	0.0	10	29.4	8	23.5	11	32.4	5	14.7	34	419,990	431,009
October 2011	0	0.0	0	0.0	0	0.0	8	47.1	9	52.9	17	509,900	516,724
Year-to-date 2012	0	0.0	47	19.6	61	25.4	68	28.3	64	26.7	240	438,945	459,362
Year-to-date 2011	0	0.0	4	2.3	38	21.7	74	42.3	59	33.7	175	458,900	487,042

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2011	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	--	--
Year-to-date 2012	0	0.0	1	2.8	0	0.0	3	8.3	32	88.9	36	565,900	594,536
Year-to-date 2011	0	0.0	1	7.7	0	0.0	2	15.4	10	76.9	13	589,900	640,569
Rideau													
October 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	878,500	844,925
Year-to-date 2011	0	0.0	0	0.0	0	0.0	5	35.7	9	64.3	14	667,450	684,082
Osgoode													
October 2012	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
October 2011	1	33.3	0	0.0	0	0.0	0	0.0	2	66.7	3	--	--
Year-to-date 2012	0	0.0	0	0.0	1	6.7	1	6.7	13	86.7	15	745,000	745,280
Year-to-date 2011	1	2.4	2	4.8	5	11.9	9	21.4	25	59.5	42	583,450	621,186
Clarence-Rockland City													
October 2012	11	61.1	5	27.8	1	5.6	1	5.6	0	0.0	18	291,400	317,106
October 2011	3	23.1	6	46.2	4	30.8	0	0.0	0	0.0	13	319,900	333,762
Year-to-date 2012	40	50.0	28	35.0	9	11.3	3	3.8	0	0.0	80	300,700	319,446
Year-to-date 2011	43	43.4	38	38.4	16	16.2	2	2.0	0	0.0	99	315,900	320,895
Russell Township													
October 2012	1	11.1	4	44.4	3	33.3	1	11.1	0	0.0	9	--	--
October 2011	0	0.0	1	16.7	4	66.7	1	16.7	0	0.0	6	--	--
Year-to-date 2012	1	3.8	13	50.0	10	38.5	2	7.7	0	0.0	26	371,050	378,564
Year-to-date 2011	1	5.3	10	52.6	7	36.8	1	5.3	0	0.0	19	364,150	365,057
Ottawa-Gatineau CMA (Ontario portion)													
October 2012	14	8.4	27	16.2	23	13.8	57	34.1	46	27.5	167	444,900	462,068
October 2011	4	3.5	15	13.2	34	29.8	38	33.3	23	20.2	114	432,900	460,849
Year-to-date 2012	48	3.8	217	17.3	206	16.4	348	27.7	438	34.8	1,257	461,900	481,158
Year-to-date 2011	47	3.3	158	11.1	286	20.0	509	35.6	429	30.0	1,429	456,900	480,191

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
October 2012

Submarket	Oct 2012	Oct 2011	% Change	YTD 2012	YTD 2011	% Change
Ottawa City	486,992	482,214	1.0	494,715	493,888	0.2
Ottawa, Vanier, Rockcliffe	--	--	n/a	772,781	750,323	3.0
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	453,929	415,884	9.1	471,784	468,040	0.8
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	511,650	--	n/a	516,343	484,345	6.6
Kanata	--	--	n/a	519,948	508,770	2.2
Cumberland	--	421,733	n/a	426,566	431,578	-1.2
Goulbourn	431,009	516,724	-16.6	459,362	487,042	-5.7
West Carleton	--	--	n/a	594,536	640,569	-7.2
Rideau	--	--	n/a	844,925	684,082	23.5
Osgoode	--	--	n/a	745,280	621,186	20.0
Clarence-Rockland City	317,106	333,762	-5.0	319,446	320,895	-0.5
Russell Township	--	--	n/a	378,564	365,057	3.7
Ottawa-Gatineau CMA (Ontario Portion)	462,068	460,849	0.3	481,158	480,191	0.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
October 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	687	-5.2	1,243	1,699	2,136	58.2	329,640	1.8	330,847
	February	942	-16.8	1,149	1,887	2,033	56.5	337,797	5.9	339,233
	March	1,247	-17.7	1,115	2,704	2,119	52.6	347,642	5.1	343,910
	April	1,549	-16.5	1,145	2,832	2,100	54.5	352,029	5.4	343,780
	May	1,667	-2.7	1,128	2,831	2,052	55.0	353,046	5.6	343,252
	June	1,724	5.6	1,188	2,742	2,205	53.9	354,524	8.0	348,350
	July	1,337	15.4	1,206	2,266	2,333	51.7	342,925	6.4	344,891
	August	1,349	19.4	1,270	2,294	2,252	56.4	339,415	5.3	344,913
	September	1,220	12.5	1,245	2,448	2,299	54.2	337,109	3.8	345,186
	October	1,083	2.6	1,207	1,960	2,194	55.0	339,802	-0.5	345,543
	November	1,031	8.2	1,303	1,504	2,068	63.0	347,675	6.9	362,428
	December	715	13.3	1,352	782	2,158	62.7	335,330	3.2	343,834
2012	January	690	0.4	1,200	1,706	2,125	56.5	349,525	6.0	352,022
	February	1,026	8.9	1,233	2,249	2,311	53.4	349,797	3.6	354,027
	March	1,404	12.6	1,277	2,948	2,317	55.1	353,714	1.7	350,004
	April	1,581	2.1	1,198	3,011	2,280	52.5	363,938	3.4	357,253
	May	1,921	15.2	1,280	3,549	2,437	52.5	363,502	3.0	352,596
	June	1,675	-2.8	1,233	2,786	2,326	53.0	354,690	0.0	348,434
	July	1,382	3.4	1,206	2,528	2,413	50.0	340,352	-0.8	348,971
	August	1,149	-14.8	1,142	2,333	2,380	48.0	347,673	2.4	353,290
	September	1,011	-17.1	1,162	2,472	2,482	46.8	353,984	5.0	357,081
	October	1,092	0.8	1,171	2,205	2,352	49.8	347,581	2.3	352,838
	November									
	December									
	Q3 2011	3,906	15.8		7,008			339,896	5.2	
	Q3 2012	3,542	-9.3		7,333			346,618	2.0	
	YTD 2011	12,805	-1.5		23,663			345,087	4.9	
	YTD 2012	12,931	1.0		25,787			353,549	2.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
October 2012

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	111.7	117.9	516	6.6	71.9	1,034
	February	607	3.50	5.44	111.5	118.2	516	6.5	71.7	1,047
	March	601	3.50	5.34	111.6	119.5	520	6.3	72.0	1,035
	April	621	3.70	5.69	113.1	120.0	522	6.1	72.0	1,024
	May	616	3.70	5.59	112.3	121.0	523	5.8	71.9	1,018
	June	604	3.50	5.39	112.6	120.2	524	5.5	71.6	1,009
	July	604	3.50	5.39	112.7	120.4	522	5.3	71.1	1,002
	August	604	3.50	5.39	113.3	120.5	522	4.9	70.7	996
	September	592	3.50	5.19	113.5	121.1	521	5.0	70.5	999
	October	598	3.50	5.29	113.6	121.1	518	5.6	70.4	1,003
	November	598	3.50	5.29	113.6	121.0	518	6.1	70.8	1,012
	December	598	3.50	5.29	113.7	120.3	522	6.0	71.1	1,021
2012	January	598	3.50	5.29	114.1	120.6	531	5.7	72.0	1,023
	February	595	3.20	5.24	114.4	121.4	535	6.0	72.6	1,026
	March	595	3.20	5.24	115.0	122.0	538	6.2	73.1	1,033
	April	607	3.20	5.44	115.0	122.4	542	6.2	73.5	1,041
	May	601	3.20	5.34	115.4	122.3	542	6.1	73.4	1,056
	June	595	3.20	5.24	115.9	121.4	540	5.9	72.8	1,051
	July	595	3.10	5.24	116.1	121.3	535	6.4	72.4	1,047
	August	595	3.10	5.24	116.2	121.7	532	6.4	72.0	1,037
	September	595	3.10	5.24	116.2	121.9	535	6.6	72.3	1,033
	October	595	3.10	5.24			538	6.6	72.7	1,024
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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